

# Robert Feinman Conditional Rezoning 3210-3214 Herbert Street

## Location

- Northeast corner of Kennebeck Avenue and Herbert Street
- North of E. Robin Hood Road

## Surrounding Development

- Greenwood/Elmhurst/Norview Heights
  - Single-Family Homes

## *laNorfolk2030*

Lot size range (50-70 ft wide)

- Grid pattern

Traditional building form

- Pre-WWII neighborhoods
- Reduce prominence of garages



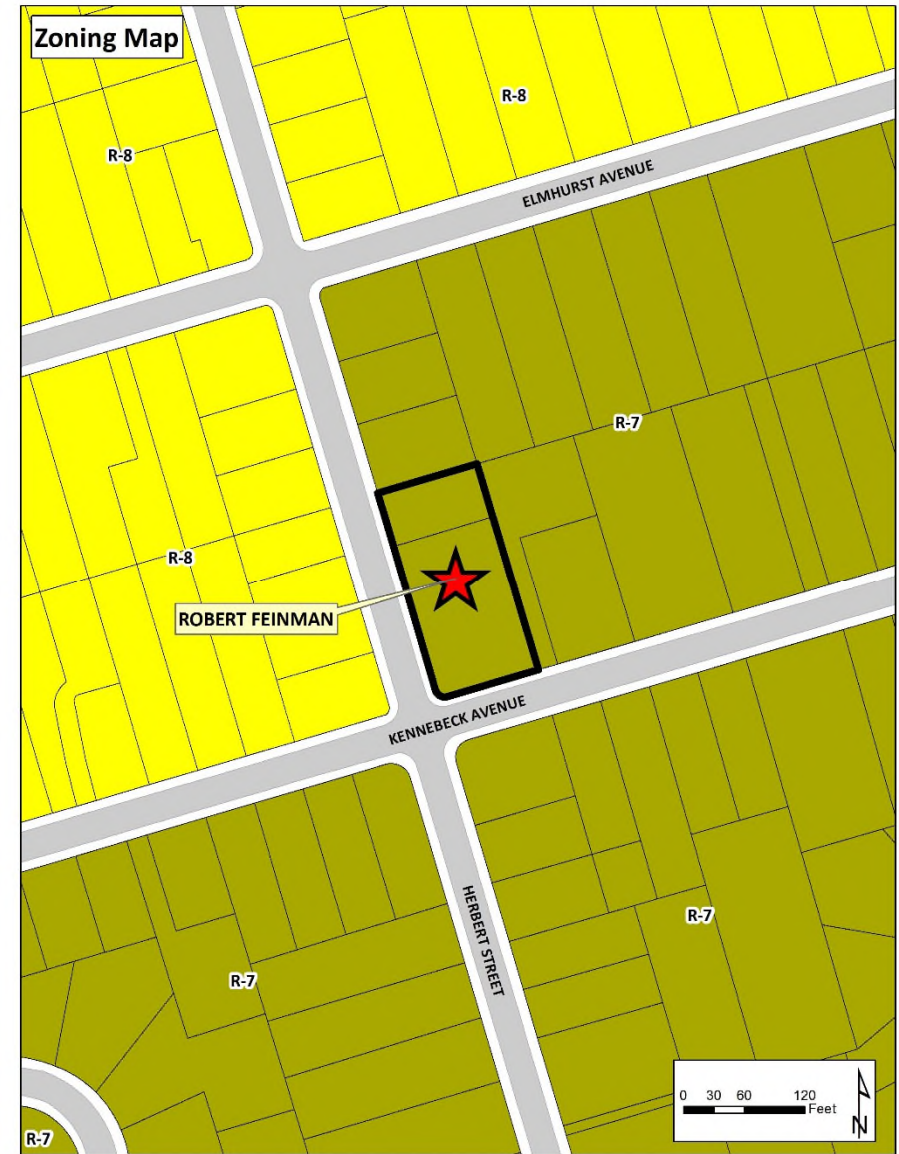
# Request

## Zoned R-7

- Minimum lot width of 60 feet
- Minimum lot size of 6,000 square feet

## Proposal

- Rezone to Conditional R-8
  - Minimum lot width of 50 feet
  - Minimum lot size of 5,000 square feet
  - Re-subdivide existing parcel into 4 lots



# Lot Pattern Analysis

Lot-Size Range	Within 1,000 feet		Within 1,000' on same block (Herbert Street)	
	Number	Percentage	Number	Percentage
Lots in character with the proposal (Less than 60 ft. in width, or less than 6,000 sq. ft.)	104	43%	8	23%
Lots out of character with the proposal (Greater than or equal to 60 ft. in width, or 6,000 sq. ft.)	137	57%	27	77%



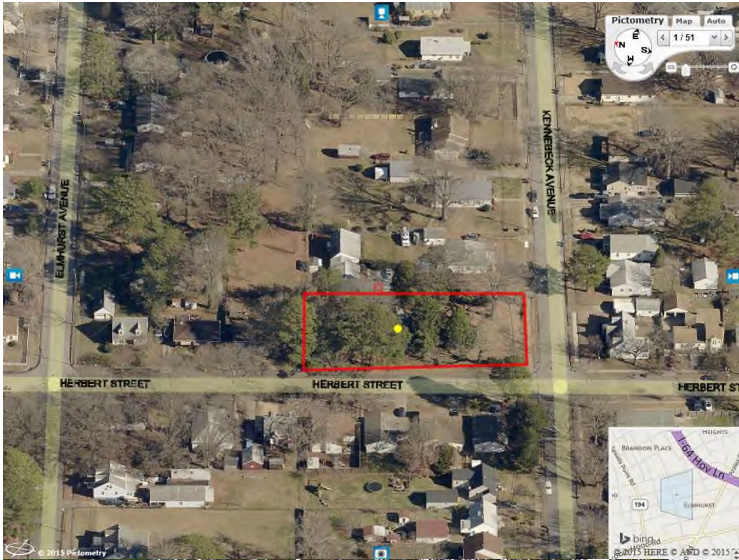
# Elevations – Oakdale Models

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# Traditional Form in Neighborhood



# Civic League

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## **Greenwood/Elmhurst/Norview Heights Civic League**

Expresses support for the rezoning under the following conditions:

- The four homes will adhere to the “Oakdale” models
- Three different elevations will be used throughout the four lots
- Recessed entrances (with windows)
- Garage doors with detailing
- Stonework on the ground level
- Architectural column to the second floor
- Involve the community in replacement of trees and landscaping of new homes

# CPC Recommendation

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## Recommendation

CPC voted 0-7 to recommend denial of the application based on:

- Inconsistency with the prevailing lot pattern in the neighborhood
- Inconsistencies of the Oakdale elevations with the design standards in *plaNorfolk2030* for the single-family traditional land use category
  - Garages project out from the front of the homes
- No proffer to ensure design of the new homes is compatible with other homes in the neighborhood